



HARFORD COUNTY STATISTICS

FEBRUARY 2016

Prepared by the Harford County Office of Economic Development

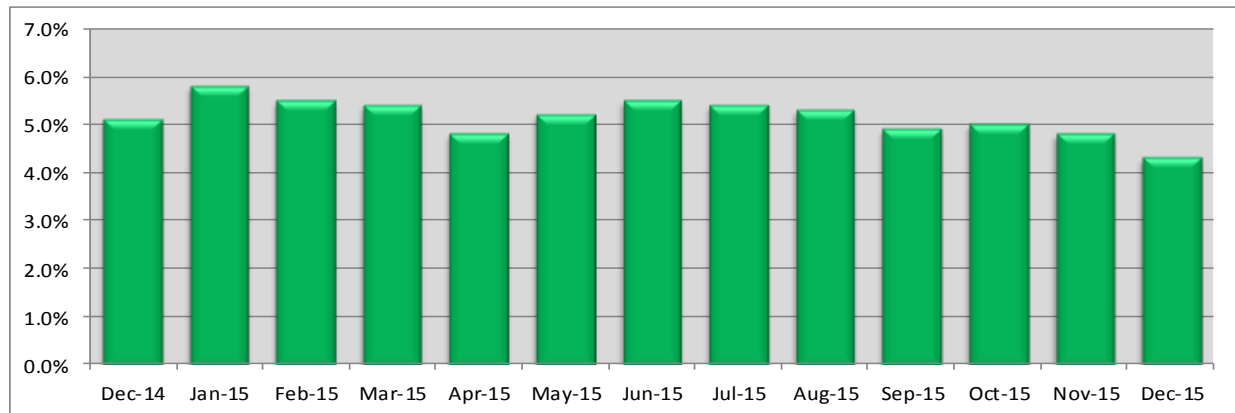
ECONOMIC INDICATORS

	Sept 2015	Oct 2015	Nov 2015	Dec 2015	Jan 2016	Feb 2016
Prime Rate	3.25%	3.25%	3.25%	3.25%	3.25%	3.50%
Federal Funds	0.16%	0.13%	0.07%	0.14%	0.25%	0.37%
Mortgage Rate (30 yr)	3.80%	3.67%	3.76%	3.88%	3.96%	3.85%
Inflation Rate	0.17%	0.20%	-0.04%	0.17%	0.50%	0.73%
GDP Growth	2.66%	2.72%	2.03%	2.17%	2.15%	1.80%
Oil (per bbl)	\$46.69	\$48.13	\$46.08	\$39.94	\$33.27	\$29.88
Gold (oz.)	\$1,138.00	\$1,144.60	\$1,134.00	\$1,055.40	\$1,106.35	\$1,128.50

Source: Financial Forecast Center, LLC

HARFORD COUNTY CIVILIAN LABOR FORCE & UNEMPLOYMENT

	Dec 2014	Dec 2015	Avg 2015
Available Labor Force	138,078	137,752	136,722
Employment	131,099	131,793	129,725
Unemployment	6,976	5,959	6,997
Unemployment Rate	5.1	4.3	5.1



Source: MD Dept. of Labor, Licenses & Regulation (DLLR)

VACANCY RATES

	Vacancy Rate	Average Rental Rate
Industrial	8.8%	\$4.68
Office	17.0%	\$23.55
Retail	4.0%	\$19.39/nnn

Source: Co-Star; January 2016

HARFORD CO. BOND RATING

Moody's	Aaa
Standard & Poor's	AAA
Fitch Ratings	AAA



HARFORD COUNTY PERMIT ACTIVITY

Building (Commercial)	2014	2015	2016	Total
Accessory	7	15	6	28
Addition	78	55	1	134
Alteration	137	132	6	275
Demolition	59	47	3	109
New	143	96	11	250
Shell Building	1	3	0	4
Temporary	0	1	1	2
Tenant Space	4	12	5	21
Building (Manufactured)				
Commercial Modular Addition	23	19	0	42
Demolition/Removal	50	20	0	70
Mobile Home Install	21	23	2	46
Residential Modular New	5	4	0	9
Building (Multi-Family)				
Addition	1	6	0	7
Alteration	11	31	0	42
Dwelling Unit	0	38	0	38
Shell Building	6	24	0	30
Building (Residential)				
Accessory	1072	1117	42	2231
Addition	888	958	53	1899
Alteration	537	283	25	845
Demolition	0	4	1	5
New	387	309	32	728
Total	3430	3197	188	6815

Source: Harford County Dept. of Licensing & Permits and Planning & Zoning

EMPLOYMENT COMPARISON - NATIONAL/COUNTY/STATE

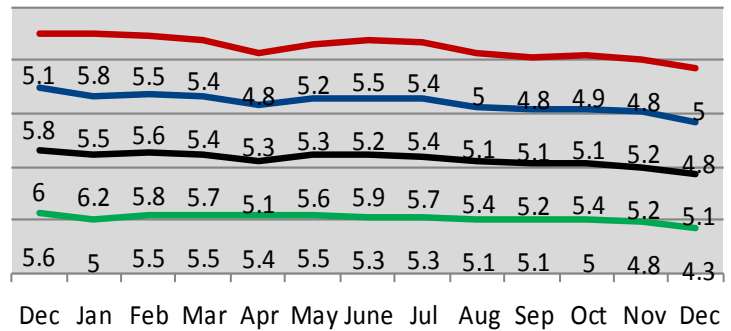
National Unemployment Rates												
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
2013	7.9	7.7	7.6	7.5	7.6	7.6	7.4	7.3	7.2	7.3	7.0	6.7
2014	6.6	6.7	6.7	6.3	6.3	6.1	6.2	6.1	5.9	5.8	5.8	5.6
2015	5.7	5.5	5.5	5.4	5.5	5.3	5.3	5.1	5.1	5.0	5.0	5.0

Harford County 2015				
Month	Labor Force	Employment	Unemployment	Rate
January	134,156	126,345	7,811	5.8
February	134,976	127,505	7,471	5.5
March	134,846	127,561	7,285	5.4
April	135,418	128,906	6,512	4.8
May	136,807	129,741	7,066	5.2
June	138,017	130,461	7,556	5.5
July	138,888	131,441	7,447	5.4
August	137,800	130,860	6,940	5
September	136,417	129,832	6,585	4.8
October	137,884	131,094	6,790	4.9
November	137,707	131,161	6,546	4.8
December	137,752	131,793	5,959	4.3
Average	136,722	129,725	6,997	5.1

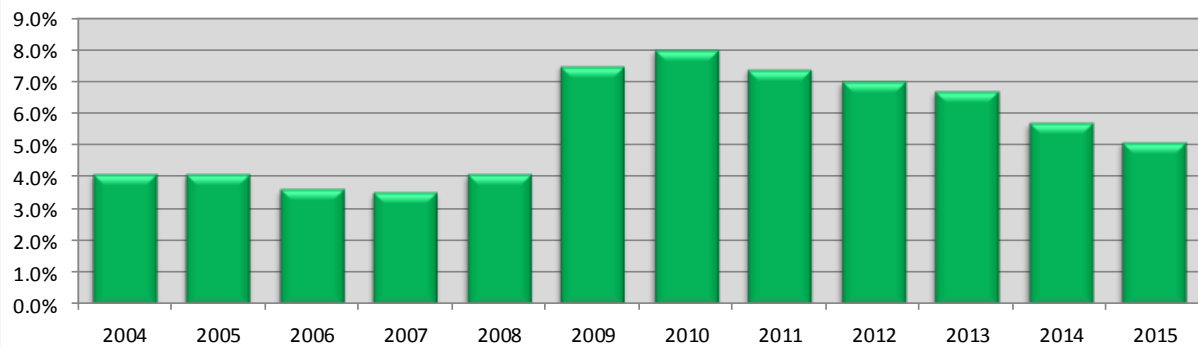
Maryland 2015				
Month	Labor Force	Employment	Unemployment	Rate
January	3,111,683	2,939,846	171,837	5.5
February	3,117,331	2,947,572	169,759	5.4
March	3,122,969	2,953,988	168,981	5.4
April	3,132,594	2,966,660	165,934	5.3
May	3,144,823	2,979,378	165,445	5.3
June	3,151,828	2,987,508	164,320	5.2
July	3,154,231	2,991,088	163,143	5.2
August	3,152,847	2,991,793	161,054	5.1
September	3,152,066	2,992,105	159,961	5.1
October	3,158,087	2,996,412	161,675	5.1
November	3,166,545	3,003,217	163,328	5.2
December	3,174,159	3,012,023	162,136	5.1
Average	3,144,930	2,980,133	164,798	5.2

Baltimore-Towson MSA 2015				
Month	Labor Force	Employment	Unemployment	Rate
January	1,449,661	1,360,611	89,050	6.1
February	1,451,174	1,366,841	84,333	5.8
March	1,451,343	1,368,607	82,736	5.7
April	1,458,504	1,383,393	75,111	5.1
May	1,473,599	1,392,085	81,514	5.5
June	1,486,509	1,399,130	87,379	5.9
July	1,495,676	1,410,309	85,367	5.7
August	1,485,247	1,404,699	80,548	5.4
September	1,469,594	1,392,467	77,127	5.2
October	1,486,896	1,406,837	80,059	5.4
November	1,485,979	1,408,351	77,628	5.2
December	1,485,369	1,414,397	70,972	4.8
Average	1,473,296	1,392,311	80,985	5.5

2014/2015 Unemployment Rate Comparison



Harford County Average Unemployment 2004-2015



*Numbers adjusted; Source: MD Dept. of Labor, Licenses & Regulation (DLLR), US Bureau of Labor Statistics (BLS)

RESIDENTIAL PROPERTY STATS

MRIS: Long & Foster Market Minute

	Avg Sold Price		Total Units Sold		Avg. Days on Market		Avg. Sales to List Ratio	
	2015	2014	2015	2014	2015	2014	2015	2014
January	\$253,954	\$232,753	167	121	105	86	91.0%	94.0%
% of Change	+9.11		+38.02%		+22.09%		-3.20%	
February	\$243,202	\$240,656	154	124	122	127	92.6%	91.5%
% of Change	+1.06%		+24.19%		-3.94%		-0.17%	
March	\$254,800	\$240,903	219	184	103	103	93.0%	93.9%
% of Change	+5.77%		+19.02%		0.00%		-0.87%	
April	\$254,610	\$254,176	248	174	113	115	93.8%	93.6%
% of Change	+0.17%		+42.53%		-1.74%		+0.22%	
May	\$261,129	\$268,986	315	257	80	99	94.2%	94.6%
% of Change	+18.99%		+22.57%		-19.19%		-0.44%	
June	\$267,651	\$274,379	361	267	78	85	95.2%	94.8%
% of Change	-2.45%		+35.21%		-8.24%		+0.45%	
July	\$278,624	\$262,229	394	298	81	80	94.6%	95.2%
% of Change	+6.25%		+32.21%		+1.25%		-0.58%	
August	\$267,201	\$273,621	333	243	78	76	94.5%	93.1%
% of Change	-2.35%		+37.04%		+2.63%		+1.48%	
September	\$255,000	\$244,950	275	252	90	92	93.6%	93.3%
% of Change	-2.49%		+9.13%		-2.17%		+0.32%	
October	\$255,240	\$245,276	344	251	93	96	93.1%	92.7%
% of Change	+4.06%		+37.05%		-3.13%		+0.40%	
November	\$261,486	\$248,482	251	194	91	89	92.8%	92.8%
% of Change	+5.23%		+29.38%		+2.25%		+0.08%	
December	\$242,241	\$253,852	273	241	86	98	94.2%	92.3%
% of Change	-4.57%		+13.28%		-12.24%		+0.88%	

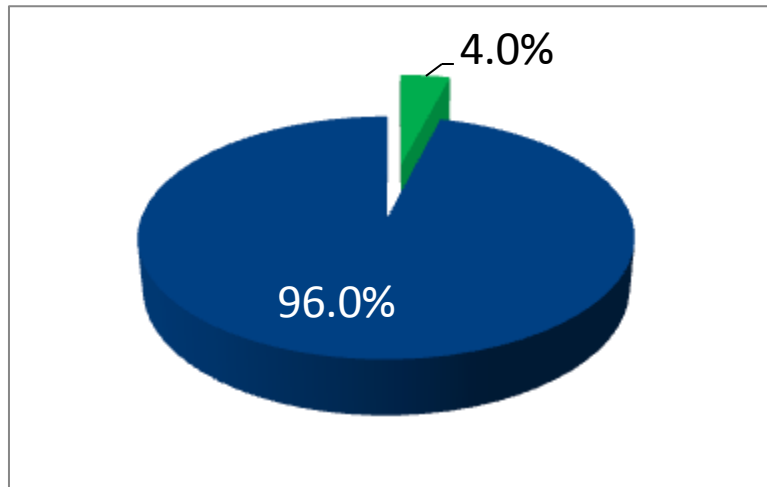
	Active Inventory		Months of Supply		New Listings		Current Contracts	
	2015	2014	2015	2014	2015	2014	2015	2014
January	1,258	1,308	7.4	10.5	307	318	249	175
% of Change	-4%		-29.0%		-3%		+42%	
February	1,238	1,305	7.8	10.0	344	288	276	170
% of Change	-5.0%		-22.0%		+19.0%		+62.0%	
March	1,358	1,338	6.1	7.0	479	438	308	256
% of Change	+1.0%		-13.0%		+9.0%		+20.0%	
April	1,385	1,340	8.1	5.7	629	585	228	159
% of Change	+3.36%		-29.0%		+7.52%		+43.40%	
May	1,491	1,452	4.9	6.0	643	531	229	167
% of Change	+2.69%		-18.0%		+21.09%		+37.13%	
June	1,509	1,516	4.3	6.2	552	513	231	172
% of Change	-0.46%		-30.0%		+7.60%		+34.30%	
July	1,499	1,531	4.0	5.5	489	465	229	157
% of Change	-2.09%		-28.0%		+5.16%		+45.86%	
August	1,489	1,513	4.6	6.5	466	444	208	185
% of Change	-1.59%		-30.0%		+4.95%		+12.43%	
September	1,472	1,597	5.4	6.3	455	484	196	133
% of Change	-7.83%		-18.0%		-5.99%		+47.37%	
October	1,406	1,523	4.3	6.4	488	410	219	168
% of Change	-7.68%		-34.0%		+19.02%		+30.36%	
November	1,322	1,398	5.4	7.6	325	289	130	141
% of Change	-5.44%		-29.0%		+12.46%		-7.80%	
December	1,188	1,288	4.5	5.8	261	256	154	121
% of Change	-7.76%		-22.0%		+1.95%		+27.27%	



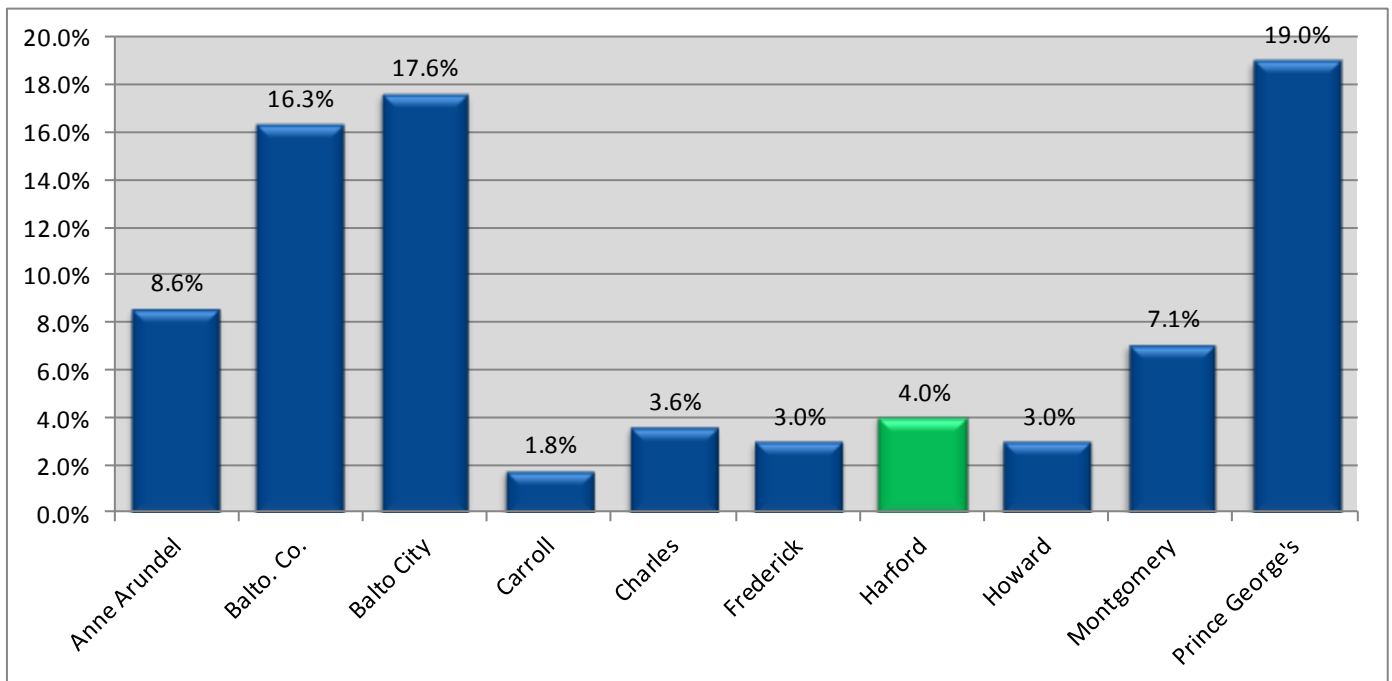
FORECLOSURE EVENTS

	Q4 2008	Q4 2009	Q4 2010	Q4 2011	Q1 2012	Q2 2012	Q3 2012	Q4 2012	Q1 2013	Q2 2013	Q3 2013	Q4 2013	Q1 2014	Q2 2014	Q3 2014	Q4 2014	Q1 2015	Q2 2015
Harford County	219	574	155	169	177	188	156	243	323	393	500	657	457	300	426	545	493	486
Maryland	10,030	16,788	5,984	3,654	4,181	4,347	4,153	6,381	9,339	10,989	11,617	12,742	12,589	11,344	11,637	13,959	11,990	12,089

HARFORD COUNTY PORTION OF MARYLAND FORECLOSURE EVENTS - Q2 2015



MARYLAND LARGE COUNTY COMPARISON FORECLOSURE EVENTS - Q2 2015



Monthly totals. Total foreclosure events include all notices of default, foreclosure sales as well as lender purchases of foreclosed properties. Source: MD DHCD



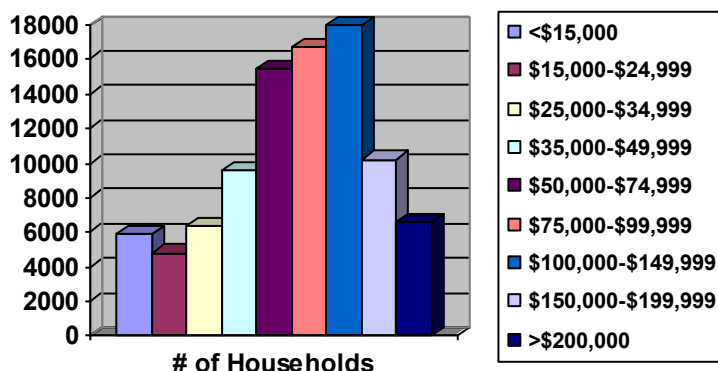
POPULATION, HOUSING & INCOME

Population (2015 Estimate)	252,473	Annual Population Growth Rate 2014-2019*	0.58%
Median HH Income	\$80,450	Annual HH Income Growth Rate 2012-2017*	0.63%
Avg. HH Income	\$98,224	Median Age	40.3
Per Capita Personal Income	\$36,578	Avg. Home Sales Price	\$254,800
# of Households	93,541		
Average HH Size	2.67		

Source: 2015 ESRI Demographic & Income Report

INCOME BY HOUSEHOLD

Income	# of Households	Percentage
<\$15,000*	5,894	6.3%
\$15,000-\$24,999	4,815	5.1%
\$25,000-\$34,999	6,327	6.8%
\$35,000-\$49,999	9,572	10.2%
\$50,000-\$74,999	15,466	16.5%
\$75,000-\$99,999	16,692	17.8%
\$100,000-\$149,999	17,991	19.2%
\$150,000-\$199,999	10,213	10.9%
>\$200,000	6,562	7.0%



*Poverty Level: The 2014 U.S. Federal Poverty Guidelines state that the Federal Poverty Level for a HH of 1 person is \$11,670; for 2 people is \$15,730; for 3 people is \$19,790

CONSUMER SPENDING

Product	Total Spent	Average Spent	Spending Potential Index
Mortgage Payments & Basics	\$1,246,958,466.00	\$13,330.61	142
Entertainment/Recreation	\$406,428,375.00	\$4,344.92	131
Food away from Home	\$401,123,054.00	\$4,288.21	131
Food at Home	\$617,508,048.00	\$6,601.47	126
Health Insurance	\$321,706,877.00	\$3,439.21	130
Apparel & Services	\$280,961,881.00	\$3,003.62	130

Consumer spending shows the amount spent by households on goods & services. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. The Spending Potential Index represents the amount spent in Harford County relative to the national average of 100. Source: ESRI Retail Goods & Services Expenditures

POPULATION DATA FROM 2010 CENSUS

	1980	1990	% Change 1980-1990	2000	% Change 1990-2000	2010	% Change 2000-2010
Harford County	145,930	182,132	+ 24.8%	218,590	+ 20.0%	244,826	+ 12.02%
Maryland		4,781,468	+ 13.4%	5,296,486	+ 10.8%	5,773,552	+ 9.0%
US	226,545,805	248,709,873	+ 9.8%	281,421,906	+ 13.2%	308,745,538	+ 9.7%



UTILITY

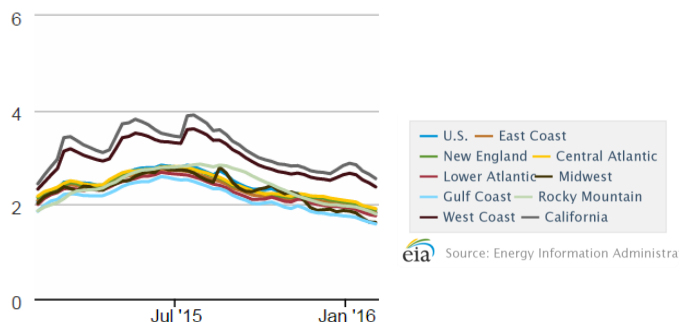
Gas Commodity Prices: Schedule D - Residential & Schedule C - General Service (Rates stated in cents/therm)

Month	2009	2010	2011	2012	2013	2014	2015	2016
Jan	103.71	72.59	63.04	58.33	56.17	53.89	56.64	38.95
Feb	89.71	65.85	62.76	59.79	56.21	64.31	56.88	41.66
Mar	84.60	66.15	57.26	58.42	56.59	50.71	46.69	
Apr	57.92	55.83	58.06	63.10	65.57	46.57	33.83	
May	52.97	60.78	59.69	47.27	67.44	49.43	33.05	
Jun	57.05	59.14	60.78	52.47	68.16	50.16	35.44	
Jul	61.71	67.20	62.31	56.22	63.13	49.71	36.02	
Aug	55.61	65.89	62.11	59.07	52.61	41.99	35.51	
Sep	49.89	56.08	56.75	54.19	54.30	42.32	34.63	
Oct	59.05	56.98	56.05	58.03	54.30	42.38	33.30	
Nov	62.99	56.23	57.51	54.71	58.14	50.56	39.05	
Dec	65.00	63.71	58.71	57.52	59.60	60.29	40.43	

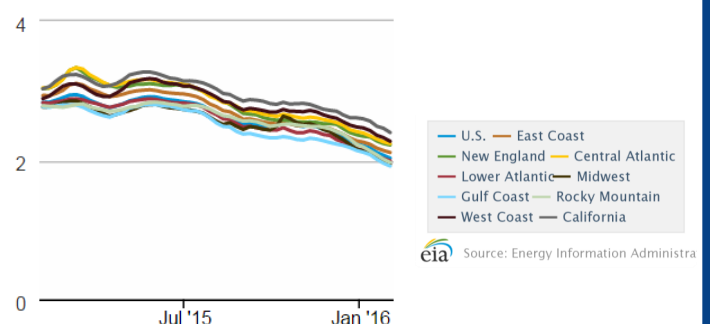
Source: BGE - www.bge.com; Please note that historical rates may not be an accurate indicator of future prices

GASOLINE & DIESEL COSTS

Regular Gasoline Prices



On-Highway Diesel Fuel Prices



Gasoline (Dollars per Gallon)

2/1/16		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	1.822	-0.034	-0.174	-0.246
East Coast	1.836	-0.030	-0.134	-0.252
New England	1.887	-0.029	-0.120	-0.258
Central Atlantic	1.914	-0.035	-0.139	-0.264
Lower Atlantic	1.763	-0.027	-0.133	-0.241
Midwest	1.622	-0.008	-0.199	-0.407
Gulf Coast	1.590	-0.038	-0.137	-0.270
Rocky Mountain	1.803	-0.058	-0.143	-0.064
West Coast	2.375	-0.084	-0.255	+0.047
California	2.551	-0.092	-0.291	+0.110

Diesel Fuel (Dollars per Gallon)

2/1/16		Change from		
	Price	Week Ago	Month Ago	Year Ago
U.S.	2.031	-0.040	-0.146	-0.800
East Coast	2.111	-0.029	-0.118	-0.821
New England	2.219	-0.021	-0.116	-0.809
Central Atlantic	2.239	-0.025	-0.111	-0.802
Lower Atlantic	1.992	-0.033	-0.124	-0.834
Midwest	1.941	-0.046	-0.155	-0.824
Gulf Coast	1.917	-0.040	-0.163	-0.852
Rocky Mountain	1.969	-0.046	-0.165	-0.814
West Coast	2.273	-0.052	-0.153	-0.613
California	2.399	-0.060	-0.163	-0.628